

TEXAS TRANSPORTATION COMMISSION

KENDALL County

MINUTE ORDER

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SAN ANTONIO District

In the City of Boerne, Kendall County, on I-10, the State of Texas acquired an easement interest in certain land by an instrument recorded in Volume 83, at Page 192, of the Deed Records of Kendall County, Texas.

A portion of the easement, which portion encumbers the real property described in Exhibit A (tract), is no longer needed for a state highway purpose.


In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may release an easement interest no longer needed for a state highway purpose to the owner of the fee in the property.

Brazos de Santos Partners, Ltd., a Texas limited partnership, is the owner of the fee interest in the property and has requested to purchase the easement interest for \$80,814.

The commission finds \$80,814 to be a fair and reasonable value of the state's right, title, and interest in the easement interest.

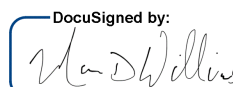
IT IS THEREFORE ORDERED by the commission that the easement interest encumbering the tract, described in Exhibit A, is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the easement interest to Brazos de Santos Partners, Ltd., a Texas limited partnership, for \$80,814.

Submitted and reviewed by:

DocuSigned by:

BDEF0413AC9E4EC...

Director, Right of Way Division

Recommended by:

DocuSigned by:

0E1B35AE191749E...

Executive Director

116084 August 31, 2021

Minute Number	Date Passed
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METES AND BOUNDS DESCRIPTION FOR TRACT 1

A 0.3092 acre (13,469 square feet) tract of land described in two parts being a portion of an existing 0.340 acre drainage channel easement described in a deed executed on August 11, 1961 from Herbert P. Edmundson and wife, Lida Arnold Edmundson to the State of Texas, recorded in Volume 83, Page 192 of the Deed Records of Kendall County, Texas, being in Lot 1, Lot 2 and Lot 3 of the plat of BDSP – Scenic Loop Rd recorded in Document No. 353459 of the Plat Records of Kendall County, Texas, in the City of Boerne, Kendall County, Texas. Said 0.3092 acre tract being more fully described as follows, with bearings and coordinates based on the North American Datum of 1983 (NA2011) epoch 2010.00 from the Texas Coordinate System established for the South Central Zone, with a surface adjustment factor of 0.00017 applied:

PART 1

A 0.3090 acre (13,459 square feet) tract of land in said Lot 1 and said Lot 2:

COMMENCING at a found $\frac{1}{2}$ inch iron rod with a yellow cap marked "Pape-Dawson" on the existing northeast right-of-way line of I.H. 10, a variable width right-of-way (300 feet minimum), at the south corner of said Lot 1, the west corner of said Lot 2;

THENCE, South $44^{\circ}14'46''$ East, along the existing northeast right-of-way line of said I.H. 10, the southwest line of said Lot 2, a distance of 122.08 feet to the southwest corner of said drainage channel easement and the POINT OF BEGINNING of herein described Tract 1, Part 1. Said point being 200 feet right of and at a right angle to I.H. 10 existing alignment station 79+84.4 and having surface coordinates of N 13,824,492.83 and E 2,062,619.57;

- (1) THENCE, North $10^{\circ}45'14''$ East, departing said right-of-way line, over and across said Lot 2 and said Lot 1, along the west line of said drainage channel easement, a distance of 318.60 feet to a point on the north line of said Lot 1, the south line of Lot 4 of said plat of BDSP – Scenic Loop RD, from which a found $\frac{1}{2}$ inch iron rod with a yellow cap marked "Pape-Dawson" bears South $89^{\circ}14'35''$ West, a distance of 9.63 feet;

0.3092 Acre Easement Tract

Job No. 7787-05

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- (2) THENCE, North 89°14'35" East, along the common line between said Lot 1 and said Lot 4, over and across said drainage channel easement, a distance of 40.82 feet to a point on the east line of said drainage channel easement, from which a found ½ inch iron rod with a yellow cap marked "Pape-Dawson" at the southeast corner of said Lot 4, the northeast corner of said Lot 1, bears North 89°14'35" East, a distance of 3.55 feet;
- (3) THENCE, South 10°45'14" West, departing said common line, along the east line of said drainage channel easement, over and across said Lot 1 and said Lot 2, a distance of 352.62 feet to a point on the existing northeast right-of-way line of said I.H. 10, the southwest line of said Lot 2;

THENCE, along the existing northeast right-of-way line of said I.H. 10, the southwest line of said Lot 2 and said drainage channel easement, the following courses and distances:

- (4) Northwesterly, along a non-tangent curve to the right, said curve having a radial bearing of North 30°32'11" East, a radius of 50.00 feet, a central angle of 15°13'03", a chord bearing and distance of North 51°51'17" West, 13.24 feet, for an arc length of 13.28 feet to a point;
- 5) North 44°14'46" West, a distance of 34.48 feet to the POINT OF BEGINNING, and containing 0.3090 of an acre (13,459 square feet) in the City of Boerne, Kendall County, Texas.

PART 2

A 0.0002 acre (10 square feet) tract of land in said Lot 3:

COMMENCING at a found ½ inch iron rod with a yellow cap marked "Pape-Dawson" on the west line of said Lot 3, at the northeast corner of said Lot 1, the southeast corner of said Lot 4;

THENCE, North 0°02'28" West, along the common line between said Lot 3 and said Lot 4, a distance of 18.59 feet to the south corner and POINT OF BEGINNING of herein described Tract 1, Part 2. Said point being 506.1 feet right of and at a right angle to I.H. 10 existing alignment station 81+49.9 and having surface coordinates of N 13,824,825.01 and E 2,062,723.38;

- (1) THENCE, North 0°02'28" West, continuing along said common line, over and across said drainage channel easement, a distance of 10.47 feet to a point on the north line of said drainage channel easement;

0.3092 Acre Easement Tract
Job No. 7787-05
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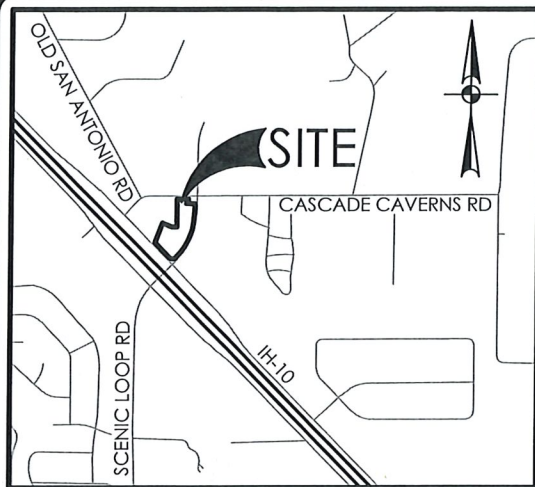
THENCE, departing said common line, along the north and the east lines of said drainage channel easement, over and across said Lot 3, the following courses and distances:

- (2) South 79°14'46" East, a distance of 1.96 feet to the northeast corner of said drainage channel easement;
- (3) South 10°45'14" West, a distance of 10.28 feet to the POINT OF BEGINNING, and containing 0.0002 of an acre (10 square feet) in the City of Boerne, Kendall County, Texas.

Note: An exhibit of even date was prepared in conjunction with this tract description under job number 7787-05 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.,
DATE: May 20, 2021
JOB NO. 7787-05
DOC. ID. N:\CIVIL\7787-05\WORD\7787-05 - TRACT 1.docx





LOCATION MAP

NOT TO SCALE

LEGEND:

IH 10	INTERSTATE HIGHWAY 10
N.T.S.	NOT TO SCALE
DR	DEED RECORDS OF KENDALL COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS
OR	OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS
PR	PLAT RECORDS OF KENDALL COUNTY, TEXAS
●	FOUND ½" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON"
○	CALCULATED POINT
---	TRACT BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EXISTING EASEMENT LINE
○	CLEAN OUT
CONC.	CONCRETE
→ GUY	GUY WIRE
○ PSB	PEDESTRIAN SIGNAL BOX
□	PULLBOX
RCP	REINFORCED CONCRETE PIPE
⊗	SANITARY SEWER MANHOLE
⊕	SIGN
□ TSB	TRAFFIC SIGNAL BOX
⊕ TRP	TRAFFIC POLE
⊕ UP	UTILITY POLE

NOTES:

- 1) THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, WITH A SURFACE ADJUSTMENT FACTOR OF 1.00017 APPLIED.
- 2) A METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

OWNERSHIP INFORMATION:

- [A] LOT 1, LOT 2 AND LOT 3, BDSP - SCENIC LOOP RD
DOCUMENT NO. 353459, PR
BRAZOS DE SANTOS PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP
FROM JOSEPH LEE LITTLE AND NORMA L. LITTLE
VOLUME 1264, PAGE 52, OPR
JUNE 2, 2011
- [B] LOT 4, BDSP - SCENIC LOOP RD
DOCUMENT NO. 353459, PR
KTB DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY
FROM BRAZOS DE SANTOS PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP
DOCUMENT NO. 354627, OR
APRIL 5, 2021

EXISTING EASEMENT INFORMATION:

- (E1) 0.340 ACRE DRAINAGE CHANNEL EASEMENT
STATE OF TEXAS
FROM HERBERT P. EDMUNDSON AND WIFE,
LIDA ARNOLD EDMUNDSON
VOLUME 83, PAGE 192, DR
AUGUST 11, 1961
- (E2) VARIABLE WIDTH PRIVATE
DRAINAGE EASEMENT
DOCUMENT NO. 353459, PR
- (E3) VARIABLE WIDTH
UTILITY EASEMENT
DOCUMENT NO. 353459, PR
- (E4) 15' UTILITY EASEMENT
DOCUMENT NO. 353459, PR
- (E5) 55' ACCESS EASEMENT
DOCUMENT NO. 353459, PR
- (E6) VARIABLE WIDTH
ACCESS EASEMENT
DOCUMENT NO. 353459, PR

TRACT 1, PART 1	0.3090 ACRE
TRACT 1, PART 2	0.0002 ACRE
TOTAL AREA TRACT 1	0.3092 ACRE

EXHIBIT OF

A 0.3092 ACRE (13,469 SQUARE FEET) TRACT OF LAND DESCRIBED IN TWO PARTS BEING A PORTION OF AN EXISTING 0.340 ACRE DRAINAGE CHANNEL EASEMENT DESCRIBED IN A DEED EXECUTED ON AUGUST 11, 1961 FROM HERBERT P. EDMUNDSON AND WIFE, LIDA ARNOLD EDMUNDSON TO THE STATE OF TEXAS, RECORDED IN VOLUME 83, PAGE 192 OF THE DEED RECORDS OF KENDALL COUNTY, TEXAS, BEING IN LOT 1, LOT 2 AND LOT 3 OF THE PLAT OF BDSP - SCENIC LOOP RD RECORDED IN DOCUMENT NO. 353459 OF THE PLAT RECORDS OF KENDALL COUNTY, TEXAS, IN THE CITY OF BOERNE, KENDALL COUNTY, TEXAS.

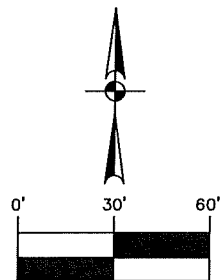


**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

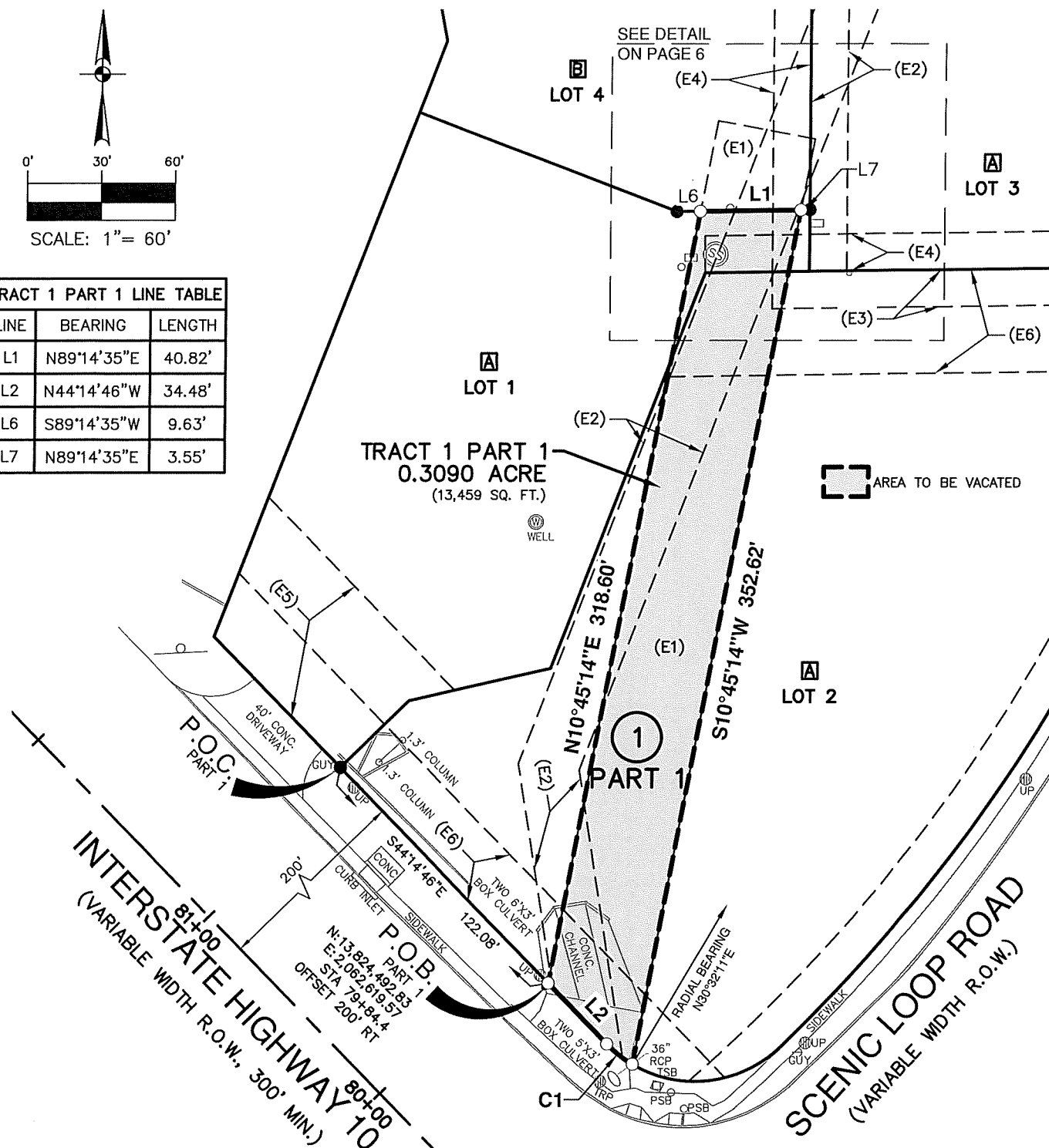
EXHIBIT OF TRACT 1

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			HIGHWAY NO.
6	KENDALL	TEXAS	MAY, 2021			IH 10
DIST.			CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
15		CSJ	0072	06	027	4 OF 6



SCALE: 1" = 60'

TRACT 1 PART 1 LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°14'35"E	40.82'
L2	N44°14'46"W	34.48'
L6	S89°14'35"W	9.63'
L7	N89°14'35"E	3.55'



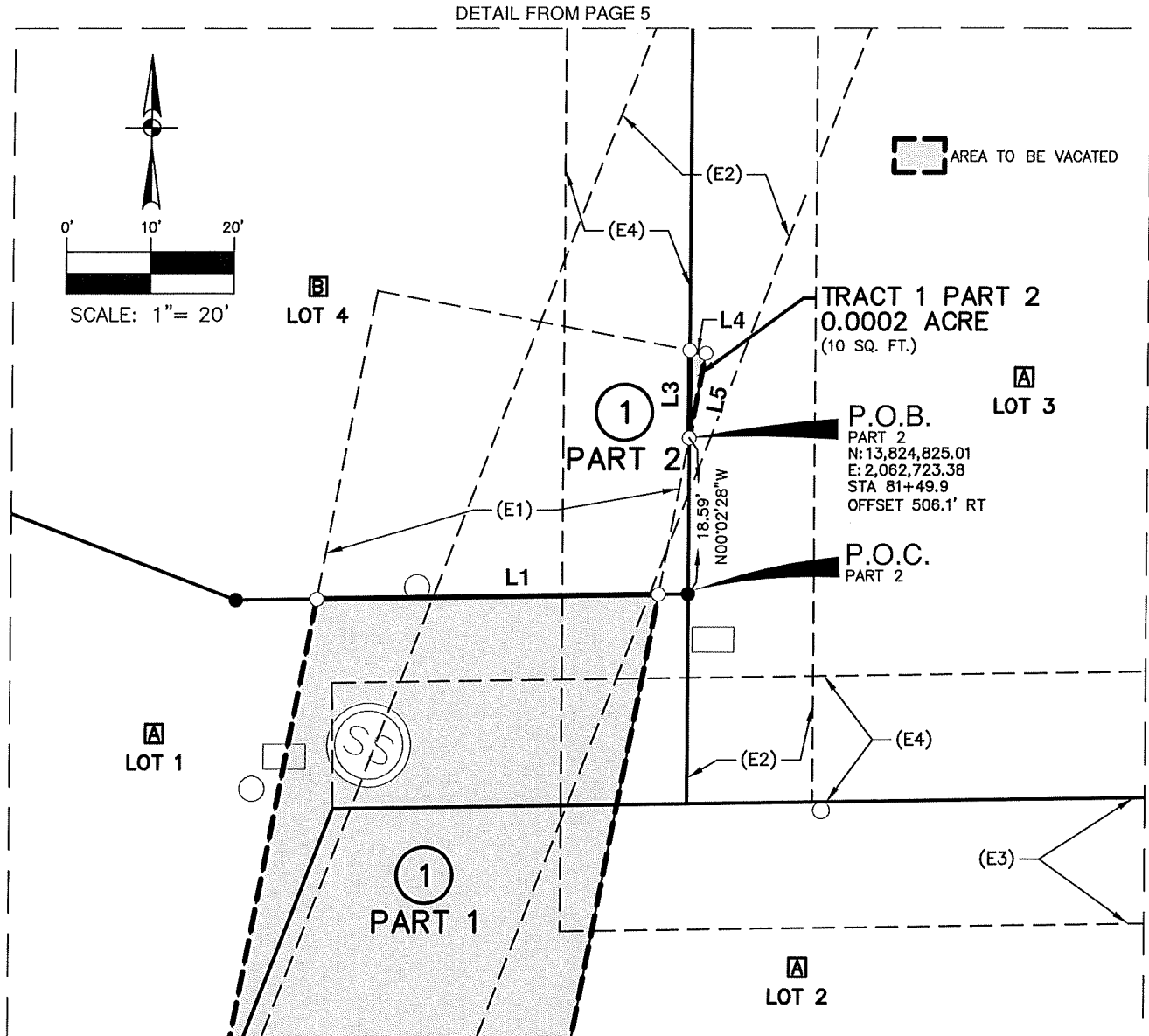
TRACT 1 PART 1 CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	50.00'	15°13'03"	N51°51'17"W	13.24'	13.28'



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EXHIBIT OF TRACT 1 PART 1

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			HIGHWAY NO.
6	KENDALL	TEXAS	MAY, 2021			IH 10
DIST.			CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
15		CSJ	0072	06	027	5 OF 6



TRACT 1 PART 2 LINE TABLE		
LINE	BEARING	LENGTH
L3	N00°02'28"W	10.47'
L4	S79°14'46"E	1.96'
L5	S10°45'14"W	10.28'



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EXHIBIT OF
TRACT 1 PART 2

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			HIGHWAY NO.
6	KENDALL	TEXAS	MAY, 2021			IH 10
DIST.			CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
15		CSJ	0072	06	027	6 OF 6